



FOR SALE

SINGLE LEVEL DUPLEX - CORNER POSITION

This open plan and spacious duplex has a generous sized kitchen with plenty of space for the chef of the family to work on the large granite bench tops.

Leading off the light and sun filled living/dining/home office area is a fully enclosed and private courtyard which has potential for improvement to maximise the space. There is room for a swing set/trampoline and side access to store your kayak to enjoy on the Nerang River nearby.

The three bedrooms - master bedroom has a gorgeous large bay window but all have built in wardrobes and ceiling fans for comfort.

Potential plus the tenants have lived here for 12 years and it is soon to be vacant as the lease expires 28 November and the tenants are moving on but have lived living in this wonderful family friendly community.

Amazing resort like features including free form swimming pool, tennis court, gym, sauna and steam room. Please note operation of the facilities may have restrictions due to Covid policies.

Come and inspect as the possibilities to make this your dream home are endless. Easy care and low maintenance this one is ideal for first home buyers or downsizers.

Investors there is high demand in this estate and with a bit of cosmetic work we are achieving rents of \$470-\$480 per week rent at present for similar properties.

3 BED | 2 BATH | 1 CAR

PRICE:
All Offers Considered

OPEN FOR INSPECTION:
N/A



Sandra Sherratt
0411298493
sandrasherratt@atrealty.com.au
www.atrealty.com.au